



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, February 18, 2010**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. ELECTION OF OFFICERS

3. APPROVAL OF PRIOR MINUTES OF DECEMBER 17, 2009

4. OLD BUSINESS

5. NEW BUSINESS

A. * **Z 10-02 Summit Land Development**; property owned by 2830 Holdings LLC, located at Dover Point Road/Thornwood Lane; Tax Map K, Lot 19C, Zoned R-12/B-3/ETP. The applicant requests a Special Exception from the terms of Article IV, Section 170-12/B-3 Table, to allow a 3,055 sf. convenience store and six (6) bay gas station with associated parking, utilities, stormwater management and landscaping.

B. * **Z 10-03 The National Center for the Improvement of Education Assessment Inc**; property owned by First Church of Christ Scientist; Tax Map 30, Lot 120/120-1(proposed), Zoned RM-U. The applicant requests a Variance from the terms of Article IV, Section 170-12, RM-U Table to convert current church building into office space.

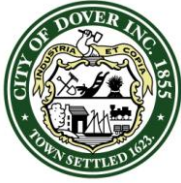
6. OTHER BOARD BUSINESS

7. ADJOURN

*If the application is accepted for discussion, the public hearing will be held that evening.

Dear Property Owner: As an owner of the property, which is either adjoining or located directly across the street from the subject parcel, you are hereby notified of the public hearing on the above noted item.

Persons with questions or wishing to see the plans are invited to visit the Planning Office. Plans and applications are available for inspection in the Planning Office, weekdays from 8:00 am to 4:00 pm. You may also view materials at www.dover.nh.gov , a map showing project locations can be found at www.dover.nh.gov/planhome.html.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, December 17, 2009**
Meeting Time: **7:00 pm**

Members Present: Masi Denison (Chair), William Colbath (Vice Chair), Jim Kelley, Chris Prior (Alternate) and Otis Perry (Alternate).

Members Absent: Sam Reid and Frank Landford

Staff Present: Bruce Woodruff (City Planner) and Michelle Beauchamp (Recording Secretary)

Others Present: Kevin Collins (STA Principal), Paul Connolly (STA Facilities Committee Chair) and Ron Holtz (STA Dean of Academics).

The Chair called the meeting to order at 7:05pm. As Alternates, C.Prior and O.Perry stood in for S.Reid and F.Landford.

1. Approval of Prior Minutes of November 19, 2009 & December 3, 2009

W.Colbath made the motion to approve the minutes. O.Perry seconded. Vote: Unanimous

W.Colbath made the motion to place the old business to the end of the meeting. C.Prior seconded. Vote: Unanimous. Land Use Regulations: Summary of December meeting. O.Perry provided additional information.

New Business

Z 09-16 Roman Catholic Bishop of Manchester, (Applicant: Saint Thomas Aquinas High School), 197 Dover Point Rd, a/k/a Tax Map L, Lot 15, zoned R-20, requests a Variance from the terms of Article IV, Section 170-12, to construct a 21,000 sq. ft. building addition with four (4) floors plus a stair tower for roof access with roof heights of approximately forty-five (45) and fifty-five (55) feet, where a maximum of thirty-five (35) feet is allowed.

P.Connolly, a Civil Engineer & Land Surveyor, noted that he was representing Saint Thomas Aquinas High School (STA) for a variance from Section 176.16. He stated that STA for several years has had a Facilities Master Plan that has been conceived, partially designed and partially executed. Phase I of IV included the new access and traffic movement around the site. It added more parking to accommodate student and faculty parking as well as addressing traffic safety.

P.Connolly noted that Phase II includes construction of a 21,000 square foot building addition onto the west side of existing building. The addition will house several elements: an identifiable entrance; activity center; a media center (library); a new chapel; 7 full size (900 sq ft) classrooms; and 2 new science labs. He noted that it will also enable the school to have a roof top lab, which allows us to center educational programs such as solar and wind power, roof top gardens, and weather measuring instruments on the roof. He added that the 55-foot stair tower would allow access to the roof.



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P.Connolly noted that Phase III and IV were a 20-year plan that could include a field house built into the slope near the athletic fields; indoor track; new basketball courts, sport lockers; conversion of the existing gym into an auditorium and lecture hall facility with stadium seating.

P.Connolly noted that the building addition will upgrade the library, labs and classrooms. He stated that there are no plans to expand the student base which currently is at 675 -725 students. He noted that they are asking for an area/dimensional variance. He added that the addition is being located in this area because this particular part of the property was planned to be expanded. The 16 existing windows located on that side of the building are for existing bathrooms and closets; they have no utilitarian function. The existing stairwell would be removed. He noted that the fourth floor of the existing building houses labs and it makes sense to keep the science curriculum on the same floor; classrooms would be on the second and third floor; and the first floor would contain the media center and identifiable entrance.

P.Connolly noted that he believes they meet the unnecessary hardship. He added that they meet the substantial justice criteria for the following reasons: the exterior appearance of the building will remain the same; the efficient interior programming of the building will be allowed to continue; the space demands will be met in spite of the fact that additional land is not available for use. The spirit and intent of the ordinance is set forth in Section 170-3; it is designed to promote the health, safety, morals and general welfare of Dover's residents and without question the existing high school use is entirely consistent with the spirit and intent of the Ordinance. The requested dimensional variance is consistent with the dimensional characteristics of the existing building, which supports the use that it houses. There is no evidence to the contrary relative to the stated purpose and spirit and intent of the ordinance and the requested variance. There is no diminution in value of surrounding properties since the proposed building addition can only be seen from 4 of the 11 abutting properties. He added that the addition is over 300-feet from the nearest abutting property while at the same time the nearest abutting property is less than 100-feet from STA's 4-story tall Notre Dame Hall. As such the placement of the proposed building addition cannot have a diminutive affect on any surrounding properties. This would not be contrary to the public interest since the general public will not visually realize the addition has been constructed. It is hidden from Dover Point Road. It will greatly enhance the facility and be competitive in a private educational market place.

J.Kelley made the motion to accept the application. O.Perry seconded. Vote: Unanimous

The Chair opened the public hearing. No comment was made.

The Chair read the memo from the Planning Department: The applicant has submitted an application to allow for the construction of a 21,000 square foot, four story additional with stair tower and roof access to their main structure of the High School. The heights requested exceed the maximum in the ordinance by 10 and 20-feet, respectively. The height is the same as the main structure which was constructed prior to the last major overhaul in Zoning in 1979. Staff agrees with the narrative reasons given for hardship, substantial justice, public interest, no diminution in value of surrounding properties, and spirit and intent. The Planning



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Department supports the variance request because the strict adherence to the requirements of the ordinance in this case by a needed continuation of the use of the site as an educational institution that does not appear to be overbearing to the abutters from what is already present.

O.Perry motion to grant the variance. J.Kelley seconded.

B.Woodruff noted that the staff did some research into the zoning ordinance 40-50 years ago. He noted that when the school was constructed in 1959, there were no height restrictions. At that time, the school was a conforming use which remains an allowable use in most zones to this day. He noted that in 1959 the zoning ordinance did not address dimensional regulations until 1979 when the zone was considered a residential zone. B.Woodruff noted that he believes it was an oversight. He stated that most schools are not 35 feet high, they are higher. When the application came in because of zoning, the dimensional need today is a nonconforming dimensional condition that may continue but must be here before you because of the strict reading of the ordinance. He stated that the hardship is the oversight of the zoning ordinance itself with regard to height restrictions for permitted uses in the zone that don't fit in with lower residential buildings. There could have been a footnote in zoning under educational facility which addressed the differing height rules.

The Chair noted that she understands the position of the Planning Department is that an additional reason this variance falls under the hardship clause, is that there was a problem with ordinance for educational institutions in that it does not have a safety valve for a reasonable building size/height for a typical educational use.

The Chair asked what the building would be in the future if it was not an educational institution and would be okay at that height. P.Connolly noted that if there was ever a need to vacate, it would be converted into a residential facility such as a nursing home, as an alternative use and practical use. O.Perry noted that if the use ever changed it would need to come before the Planning Board under site review and if the use was not allowed by zoning they would be before this Board.

O.Perry suggested incorporating the applicant's facts, staff's memo and findings into the Board decision. Vote: Unanimously

Old Business

2. Discussion on recommendations for land use regulation change annual report.

The Chair noted that she prepared a summary of the December meeting for the Board to consider. There was a general discussion regarding the Board sending the Planning Board a formal or informal letter regarding land use regulations. It was noted that the Board needed to express its' concerns about the language of some of the ordinances and that it would be helpful to know what the Planning Board's intent was.



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ZONING BOARD OF ADJUSTMENT - MINUTES

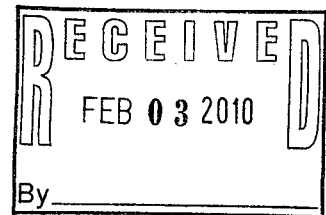
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The Board discussed in-law units, enforcement and the need of a clear medical in-law variance. It was noted that by State law there is a reasonable accommodation for a physical disability and elderly may not be able to take care of them. That is not allowed for an in-law apartment because the existing ordinance only allows for physical disabilities. It was noted that it all depends on how you define a reasonable accommodation for physical disability and perhaps the City should expand on the other disabilities whether the criteria has to be a blood relative.

It was agreed that the communication between the two boards should be an informal communication between the ZBA Chair and the PB Chair.

3. Adjourn

O.Perry made the motion to adjourn at 8:11PM. J.Kelley seconded. Vote: Unanimous



CASE # 210-02 DATE RECEIVED _____
AMOUNT PAID \$ _____ TIME RECEIVED _____

**CITY OF DOVER
ZONING BOARD OF ADJUSTMENT
APPLICATION**

I. APPLICANT Summit Land Development PHONE #: 603.749.2800
ADDRESS 340 Central Avenue, Suite 202, Dover, New Hampshire 03820
PROPERTY OWNER 2830 Holdings, LLC
ADDRESS 340 Central Avenue, Suite 202, Dover, New Hampshire 03820
PROPERTY LOCATION Dover Point Road/Thornwood Lane
BRIEF DIRECTIONS Central Avenue to Dover Point Road; Thornwood Lane on left between Middlebrook
Road and Constitution Way
ZONE R-12/B-3/ETP ASSESSOR'S MAP K LOT #(S) 19C

TYPE OF APPEAL: (Please check off one)

<input type="checkbox"/> VARIANCE	ARTICLE _____	SECTION _____
<input checked="" type="checkbox"/> SPECIAL EXCEPTION	ARTICLE <u>170-12</u>	SECTION <u>A & B</u>
<input type="checkbox"/> ADMINISTRATIVE DECISION	ARTICLE _____	SECTION _____
<input type="checkbox"/> EQUITABLE WAIVER	ARTICLE _____	SECTION _____

Describe briefly your plans for this property:

The proposed project includes the development of a 3,055 sf convenience store and six (6) bay gas station with associated parking, utilities, stormwater management and landscaping.

II. REQUIREMENTS SUBMITTED: (Please check off)

- A. Plot plan drawn in accordance with a boundary line survey to scale not less than 1" = 40', (12 copies). They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X
- B. List of abutters including addresses and map and lot number of parcels who adjoin or are directly across the street or stream from property. X
- C. Application fee of:
- | | |
|---|------------------|
| \$100.00 VARIANCE | \$ _____ |
| \$100.00 SPECIAL EXCEPTION | \$ <u>100.00</u> |
| \$25.00 APPEAL FROM ADMINISTRATIVE DECISION | \$ _____ |
| \$100.00 EQUITABLE WAIVER | \$ _____ |
- D. Certified letters fee:
- | | |
|---|-----------------|
| # of abutters <u>11*</u> X \$5.54 = | \$ <u>60.94</u> |
| Applicant & Owner <u>1**</u> X \$5.54 = | \$ <u>5.54</u> |
| Foster's ad | \$ <u>60.00</u> |

* Thornwood Holding/K0026-000000 & Varney Brook Lands/K0019-000000
same address; one notice

**Applicant is also Abutter; one notice provided

TOTAL \$ 226.48

SPECIAL EXCEPTION REQUIREMENTS

1. Explain how the requested use would be essential or desirable to the public convenience or welfare.

The proposed gas station would be a desirable convenience to the public who currently do not have a location to purchase gas or "convenience good" items when traveling Dover Point Road. The use will also compliment other surrounding business in the area including the auto dealerships, offices and food uses. The existing area is lacking basic convenience services and the addition of a gas station/convenience store will provide improved convenience, reducing travel distance to obtain the services for many in the area.

2. Detail how the requested use would not create undue traffic congestion or unduly impair pedestrian safety.
The project has been designed to provide adequate parking, stacking and vehicular and pedestrian circulation within the site. Gas bays, convenience store and drive thru access have been located to be accessible and without conflict to the associated users. The B-3 "Thoroughfare Business District" implies "traffic passing through" and the proposed use will be serviced from existing traffic and not a "generator" of new traffic. These improvements in conjunction with the proposed project will not create undue traffic, congestion or unduly impair pedestrian safety.

3. Describe how the requested use would not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare.

The proposed sewer and water use (approximately 1,500 gpd and/or as standard for this type of development) will not overload any public water, drainage, sewage or municipal system affecting health, safety or general welfare. The existing city system has capacity as indicated by the City Engineer and stormwater mitigation is designed on site to be handled onsite and therefore will not be the City's stormwater system.


* See attached information provided on Table 1 of 1 "Additional Information", and letter provided by City Engineer.

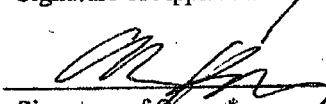
APPEAL FROM AN ADMINISTRATIVE DECISION

1. Explain why you feel that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.

- IV. As applicant of standing of this request, I certify that the information herein is complete and accurate.

IMPORTANT
PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 10 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED


Signature of Applicant*


Signature of Owner*

*Both Signatures Required

Zoning Board of Adjustment Submission
Proposed Gas Station
Dover Point Road, Tax Map K Lot 19C
Dover, New Hampshire
AEI/2443
Page - 2

The proposed project involves the construction of a one (1) story building 3,055 square feet. It is intended as a Gas Station/Convenience Store with six (6) bays (twelve (12) fueling pumps). A proposed drive-thru associated with the convenience store has been designed as part of the overall project. The retail store and drive-thru are an allowed use by right. However, a gas station requires a special exception in the B-3 Zone.

We are confident we have provided the necessary information to meet the special exception criteria for a gasoline station and look forward to reviewing this project with the City of Dover. If you have any questions or need any additional information please do not hesitate to call.

Yours truly,



Jennifer L. Viarengo, P.E.
Associate

JLV/pw
(2443-009 (coverletter zba).doc)

Enclosures

Cc: Chad Kageleiry, Summit Land Development

**Table 1 of 1
Additional Information
Special Exception Requirements**

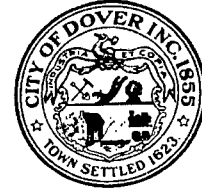
**Proposed Gas Station
Tax Map k Lot 19C
Dover Point Road
Dover, New Hampshire 03820**

February 3, 2010

Required as special exception criteria for gasoline station:

	Required	Proposed
Min. Lot Size	60,000 sf	77,707 sf
Min. Lot Width	150 ft	165 ft
Open Space	25%	58%
Sign Area	100 sf	Not requesting signage at this time

The property values of adjacent land will not be compromised due to the proposed development. The proposed use will tend to add value to the surrounding properties as additional commercial/business uses tend to compliment other business/commercial uses. No existing residential properties will be compromised from this development as the use is similar to other allowable uses in this zone including retail, bank, commercial parking, eating and drinking establishments (including drive thru services).



CITY OF DOVER INTEROFFICE MEMORANDUM

TO: *Chris Parker- Planning Director*
FROM: *Dave White, PE- City Engineer*
SUBJECT: *DOVER TAX MAP K LOT 19C- DOVER POINT*
DATE: *1/28/2010*
CC: *Doug Steele, J Viarengo*

Dear Chris;

Per the request of the applicant, I have reviewed the City infrastructure in the vicinity of Map K Lot 19C on the corner of Dover Pt and Thornwood Ln.

Municipal water and sewer is available to the above-mentioned lot in the City of Dover. There is also adequate supply and capacity in the water and sewer systems for the proposed site development. If you have any questions, please feel free to call me at 516-6450.

Proposed Gas Station
Tax Map K Lot 19C
Dover Point Road
Dover, New Hampshire 03820
February 3, 2010
Abutters List – ZBA Special Exception

2830 Holding LLC
340 Central Avenue STE 202
Dover, NH 03820
K0019-A00000 /
K0019-C00000 (Applicant)

Public Service of NH
PO Box 330
Manchester, NH 03105
K0025-A00000

Herbert Follansbee & Marilyn Follansbee
25 Dover Point Road
Dover, NH 03820
K0035-000000

STF Development Corp
242 Central Avenue
Dover, NH 03820
K0038-000000

Thornwood Holding LLC
Varney Brook Lands LLC
340 Central Ave Ste 202
Dover, NH 03820
K0026-000000 / K0019-000000

Matthew Hoppe & Andrea Hoppe
26 Dover Point Road
Dover, NH 03820
K0026-001000

31 33 Dover Point Rd. Condominium
Trustee
15 Briarwood Lane
Dover, NH 03820
K0036-000000

Roman Catholic Bishop of Manchester
577 Central Avenue
Dover, NH 03820
K0039-000000

JB Realty LLC
34 Dover Point Road
Dover, NH 03820
K0019-B00000

John Morin & Melissa Morin
16 Hall Road
Barrington, NH 03825
K0027-000000

South Dover Investment Group LLC
40 Godfrey Cove Road
York, ME 03909
K0037-000000

Appledore Engineering
177 Corporate Drive
Portsmouth, NH 03833
(Engineer)

RECEIVED
FEB 8 2010
Feb. 8, 2010

RECEIVED
FEB 08 2010
BY:

To the members of the Zoning Board of Appeal.

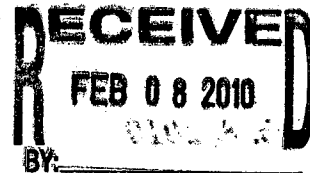
In case my daughter cannot come and speak for me on the 18th, concerning the gas station and convenience store proposed on Dover Point Road, I want to send you this statement of what I might say. It is on the other side, and there may be more information that she can give if she is able to appear. As you must know, I am very opposed to this, and think a gas station on this road absolutely not necessary and would spoil what I still consider the nicest approach to Dover.

I trust that you will find my statement on the other side sufficient if no one is there to read it or to speak for me.

Thank you

Marilyn Follansbee

Feb 8, 2010



Marilyn Follansbee
25 Dover Point Road
749-3777

I am writing concerning the proposed gas station, which is coming up before you on the 18th. I am scheduled for major surgery on the 17th so cannot be at the meeting. My daughter will speak for me, but in case she cannot, I would like you to consider what I have to say.

The proposed filling station will be in a direct line of sight from our front doors. I will see it every time I leave the house and at night when I lock up. If it had been there when we were looking for a house, I would never have bought this one. I know a gas station in this location would lessen the value of our property.

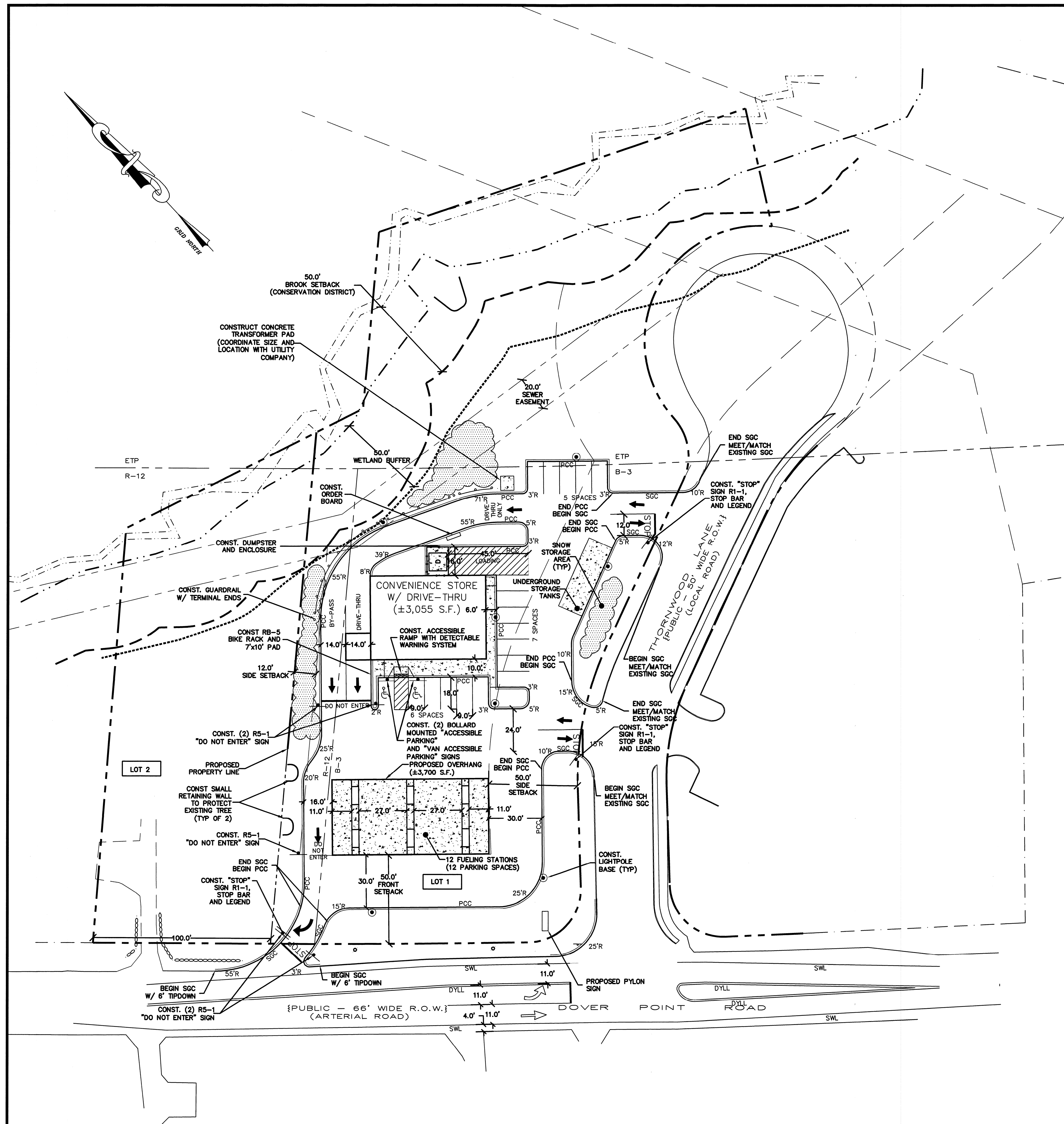
If this is being created to accommodate the car dealers, I do not think it fair to the homeowners who will have to listen to the bell "ding" and smell exhaust fumes and just plain SEE the station, knowing that it makes their property less desirable. The dealers have managed quite well for the more than 30 years we have lived here. There is a gas station .9 miles from the proposed site.

I was told that the convenience store just .5 miles from the proposed site was not open all the time. Since I do not know what hours are being proposed here, and have checked with Discount Beverages down the road, I am presuming that this will be a 24 hour service? The store down the road is open every day from 5:30AM to 8PM. I checked with the employee there. So if the proposed store is open 24 hours,, I would guess the gas station would adhere to these hours. That is all the more reason that our properties adjacent would be less valuable. All night noise and traffic are not desirable.

If you have the slightest belief that a gas station/convenience store will lower the value of the adjacent properties, then I hope you will deny the exception.

Thank you.

Marilyn Follansbee



SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT, CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWGUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
10. DOVER POINT ROAD IS CURRENTLY MAINTAINED BY THE CITY OF DOVER, ALL WORK WITHIN THE ROAD SHALL BE COORDINATED WITH CITY.
11. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILT'S SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
12. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
13. ALL WORK SHALL CONFORM TO THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
14. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
15. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
16. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED.
17. PRIOR TO CONSTRUCTION A STORMWATER POLLUTION AND PREVENTION PLAN AND NOTICE OF INTENT SHALL BE SUBMITTED FOR AN NPDES CONSTRUCTION PERMIT.
18. CONCEPTUAL OFF-SITE IMPROVEMENTS ARE FOR DISCUSSION ONLY. NOT FOR CONSTRUCTION.
19. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
20. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF WETLAND
- LIMIT OF BROOK
- BUILDING SETBACK
- EXISTING SEWER EASEMENT
- PROPOSED CONCRETE SIDEWALK/PAD
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED LIGHT POLE BASE
- 6 SPACES
- 5'R
- SGC
- VGC
- DYLL
- PAINTED ARROWS
- PROPOSED DUMPSTER
- PROPOSED FENCE
- SNOW STORAGE AREA

**LOT 1:
SITE DATA**

ZONE: R-12
B-3 (THOROUGHFARE BUSINESS)
ETP

OVERLAY: CONSERVATION DISTRICT

ALLOWED USES: RETAIL STORE
DRIVE-THRU
GAS SERVICE STATION W/ SPECIAL EXCEPTION

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA	60,000 SF*	± 77,707 SF
OUTSIDE CONSERVATION DISTRICT	43,560 SF	± 68,854 SF
MINIMUM LOT FRONTAGE	125 FT	± 174 FT
MINIMUM LOT WIDTH	150 FT*	± 165 FT
FRONT YARD SETBACK	50 FT	± 50 FT
SIDE YARD SETBACK (ABUT A LOT)	12 FT	± 26 FT
SIDE YARD SETBACK (ABUT A STREET)	50 FT	± 50 FT
REAR YARD SETBACK	15 FT	± 180 FT
MAXIMUM BUILDING COVERAGE	50%	± 8.9%*
MINIMUM LOT OPEN SPACE	25%*	± 58 %
MAXIMUM BUILDING HEIGHT	40 FT	< 40 FT
MINIMUM SIGN SETBACK	0 FT	± 5 FT
MAXIMUM SIGN HEIGHT	30 FT	< 30 FT
MINIMUM INTERIOR PARKING LANDSCAPING	5%	± 5.9%

*ZONING REQUIREMENTS SPECIFIC TO GASOLINE AND AUTO SERVICE STATIONS
** INCLUDES DRIVE-THRU OVERHANG AND GAS PUMP OVERHANG

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL SIZE (90°)	9' X 18'	9' X 18'
MINIMUM ACCESS WAY WIDTH	22 FT AISLE 12 FT (1-WAY) 24 FT (2-WAY)	24 FT AISLE 12 FT (1-WAY) 24 FT (2-WAY)
MINIMUM NUMBER OF SPACES: 1 SPACE PER 200 SF (ASSUME 2,700 SF RETAIL III)	14 SPACES	
1 SPACE PER 50 SF + 1 SPACE PER EMPLOYEE (ASSUME 300 SF DRIVE-THRU W/ 3 EMP.)	9 SPACES	
TOTAL	23 SPACES	30 SPACES

DRIVEWAY REQUIREMENTS:

	REQUIRED	PROVIDED
# OF DRIVEWAYS 1/400 FT OF FRONTAGE (ARTERIAL ROAD)	1	1
# OF DRIVEWAYS 1/125 FT OF FRONTAGE (LOCAL ROAD)	3	2
MINIMUM DISTANCE FROM INTERSECTION (ARTERIAL ROAD -35 MPH)	310 FT	±150 FT
MINIMUM DISTANCE FROM INTERSECTION (LOCAL ROAD -35 MPH)	155 FT	±135 FT
MINIMUM DRIVEWAY SEPARATION (LOCAL ROAD -35 MPH)	155 FT	±110 FT

**LOT 2:
SITE DATA**

ZONE: R-12

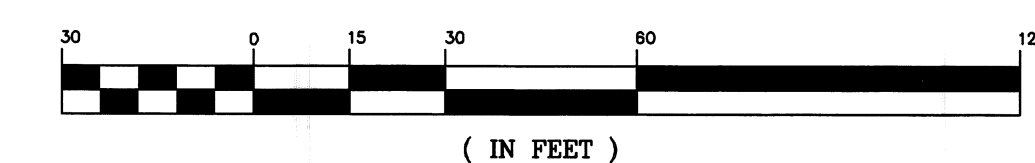
DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA	12,000 SF	± 26,323 SF
OUTSIDE CONSERVATION DISTRICT	12,000 SF	± 18,742 SF
MINIMUM LOT FRONTAGE	100 FT	± 100 FT
FRONT YARD SETBACK	5 FT	N/A
SIDE YARD SETBACK (ABUT A LOT)	30 FT	N/A
REAR YARD SETBACK	15 FT	N/A
MAXIMUM BUILDING COVERAGE	30%	N/A
MAXIMUM BUILDING HEIGHT	35 FT	N/A

APPROVED BY DOVER PLANNING BOARD DATE

OWNER OF RECORD/AUTHORIZED REPRESENTATIVE

GRAPHIC SCALE



SITE PLAN

DATE: FEBRUARY 3, 2010
SCALE: AS SHOWN
DESIGNED BY: JLV/GY
DRAWN BY: GY
APPROVED BY: JLV
PROJECT NO: 2443-SITE.DWG
FILE NO:

REVISIONS

No.	Description	Appd	Date

STATE OF NEW HAMPSHIRE
JENNIFER
VALENZUELA
No. 11362
LICENSED
PROFESSIONAL ENGINEER
2-3-10

PROPOSED GAS STATION
TAX MAP K LOT 19C
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
P10 - TBD

APPLIED ENGINEERING
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818
ael@appliedeng.com

C-2

No.	Bearing	Distance
L1	N46°45'01"W	9.82'
L2	N46°29'57"W	4.25'
L3	N06°23'12"E	31.00'
L4	S73°26'36"E	29.44'



- 1.) OWNERS OF RECORD:
2830 HOLDINGS LLC,
340 CENTRAL AVENUE, SUITE 202
DOVER, NH 03820
S.C.R.D. UNL 3720 PAGE 262
- 2.)

K / 19C

 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA = 75,700 S.F.± / 1.74 Ac.±
- 4.) ZONING DISTRICT:
R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
B-3 (THOROUGHFARE BUSINESS DISTRICT)
ETP (EXECUTIVE AND TECHNOLOGY PARK)
- 5.) VERTICAL DATUM = NAVD 88
- 6.) BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM STATIONS TR 112 AND TR 113 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION AND VERTICAL DATUM.
- 7.) SURVEY OF EXISTING CONDITIONS PERFORMED DURING NOVEMBER 2006 BY MCENEANEY SURVEY ASSOCIATES, INC.
- 8.) EXISTING WATER MAIN LOCATION DATA OBTAINED FROM THE CITY OF DOVER, NH G.I.S. RECORDS AND FIELD OBSERVATIONS
- 9.) EXISTING GAS MAIN LOCATION DATA OBTAINED BY FIELD OBSERVATIONS OF PAINTED MARKINGS MADE BY OTHERS.
- 10.) THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE "DESIGN ENGINEER" THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
- 11.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 330170C03400, EFFECTIVE DATE: MAY 17, 2005.
- 12.) SOIL TYPES ON THE SUBJECT PARCEL WERE OBTAINED FROM THE U.S.D.A. - S.C.S. "SOIL SURVEY OF STAFFORD COUNTY, NEW HAMPSHIRE", SHEET 28; ISSUED MARCH 1973. THE SOIL DESCRIPTION IS AS FOLLOWS:




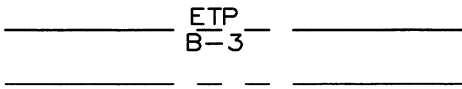

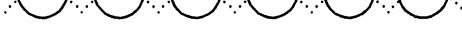



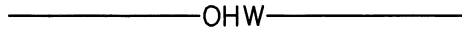


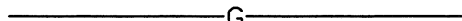
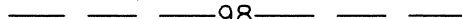







DESIGNATION	DESCRIPTION
WGA	WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
- 13.) WETLANDS SHOWN WERE DELINEATED BY LEONARD A. LORD, PH.D., CAPAC ECHOGRAPHIC, LLC ON JULY 6, 2005 AND LOCATED BY MCENEANEY SURVEY ASSOCIATES, INC.

DESIGNATION WGA	DESCRIPTION WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
13.)	WETLANDS SHOWN WERE DELINEATED BY LEONARD A. LORD, PH.D., CAREX ECOSCIENCES, LLC ON JULY 6, 2005 AND LOCATED BY MCGEANEY SURVEY ASSOCIATES, INC.

DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
6. SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
10. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
12. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, HE SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
13. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SLIT SACK" BY ACF ENVIRONMENTAL OR APPROVED EQUIV. RESPECT BARRIERS WEIGH AT LEAST EACH RAIN OF 0.50 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.
14. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
15. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY CONSTRUCTION.

LEGEND

	EXISTING PROPERTY LINE
	LIMIT OF WETLAND
	LIMIT OF BROOK
	EXISTING ZONE LINE
	EXISTING SEWER EASEMENT
	EXISTING TREE LINE
	EXISTING STONE WALL
	EXISTING DRAINAGE
	EXISTING UNDERGROUND ELECTRIC/TELEPHONE
	EXISTING OVERHEAD WIRE
	EXISTING WATER
	EXISTING SEWER
	EXISTING GAS
	EXISTING CONTOUR
	EXISTING 10" CONTOUR
	EXISTING SIGN
	EXISTING TREE
	EXISTING UTILITY POLE
	TO BE REMOVED SAWCUT
	PAVEMENT TO BE REMOVED
	SILT SOXX

STORMDRAINAGE STRUCTURE SCHEDULE

EXIST. CB "A"
 RIM = 61.38
 INVERT OUT: = 57.28 (CB "B")
 SUMP = 54.2
 12" HPDE
 LENGTH: = 29.8
 EXIST. CB "B"
 RIM = 62.27
 INVERT IN: = 57.57
 INVERT OUT: = 57.07 (CB "A")
 SUMP = 54.8 (CB "C")
 12" HPDE
 LENGTH: = 173.0
 EXIST. CB "C"
 RIM = 58.46
 INVERT IN: = 54.06 (CB "B")
 INVERT OUT: = 53.06 (CB "D")
 SUMP = 51.0
 12" HPDE
 LENGTH: = 69.5
 EXIST. CB "D"
 RIM = 59.98
 INVERT IN: = 52.76 (CB "C")
 INVERT OUT: = 52.68
 SUMP = 49.5
 12", HPDF

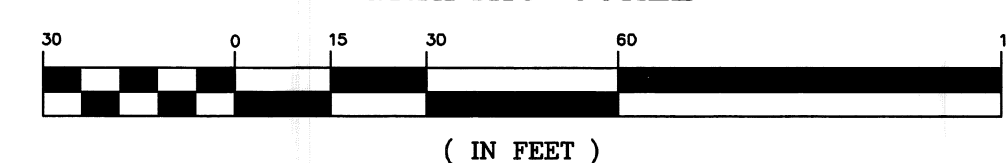
SEWER STRUCTURE SCHEDULE

EXIST. SMH "A"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV. =	
INVERT IN: =	
INVERT OUT: =	
EXIST. SMH "B"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV. =	59.34
INVERT IN: =	48.64 (12")
INVERT OUT: =	48.64 (12")
EXIST. SMH "C"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV. =	54.06
INVERT IN: =	44.26 (12")
INVERT OUT: =	44.16 (12")

APPROVED BY DOVER PLANNING BOARD DATE _____

OWNER OF RECORD/AUTHORIZED REPRESENTATIVE

GRAPHIC SCALE



EXISTING CONDITIONS/ DEMOLITION PLAN

DATE: _____ FEBRUARY 3, 2010
SCALE: _____ AS SHOWN
DESIGNED BY: _____ JLV/GY
DRAWN BY: _____ GY
APPROVED BY: _____ JLV
PROJECT NO: _____ JLV/GY
FILE NO: _____ 2443-SITE.DWG

**PROPOSED GAS STATION
TAX MAP K LOT 19C
DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
P10 - TRD**

AEI APPLIEDORE
ENGINEERING ON

1777 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818
aei@appledoreeng.com

C-1

CASE # 210-03 DATE RECEIVED _____AMOUNT PAID \$ 300.00 TIME RECEIVED _____CITY OF DOVER
ZONING BOARD OF ADJUSTMENT
APPLICATIONRECEIVED
FEB 03 2010
BY: _____

I. APPLICANT The National Center for the Improvement of Educational Assessment, Inc.
 ADDRESS PO Box 351
 PROPERTY OWNER First Church of Christ Scientist
 ADDRESS 604 Central Avenue, Dover, NH
 BRIEF DIRECTIONS: Just north of Milk Street, frontage on Central Ave & Mt. Vernon

ZONE RMU ASSESSOR'S MAP 30 LOT#(S) 120/120A

TYPE OF APPEAL: (Please check off one)

<u>XX</u> VARIANCE	ARTICLE <u>IV</u>	SECTION <u>170-12/RMU TABLE</u>
<u> </u> SPECIAL EXCEPTION	ARTICLE <u> </u>	SECTION <u> </u>
<u> </u> ADMINISTRATIVE DECISION	ARTICLE <u> </u>	SECTION <u> </u>
<u> </u> EQUITABLE WAIVER	ARTICLE <u> </u>	SECTION <u> </u>

Describe briefly your plans for this property:

Convert current church building into office space. The project will include an interior process to convert the church facilities into those appropriate for the Applicant's offices. The Applicant is a small non-profit employer with standard business hours, accordingly the use would be consistent with typical office space. The Applicant will undertake efforts to return the grounds of the property to their former garden-like appearance, and will reduce parking to the minimum required for the use. The parking will be relocated in a manner that has less impact on the neighborhood. The Applicant, and the current owner who will retain the church building on what will be the abutting lot, intend on entering an agreement that will allow the church to have access to parking at certain times, further alleviating the stress of the current parking situation. The effort will be geared toward restoring, maintaining and improving the historical integrity of the building.

II. REQUIREMENTS SUBMITTED: (Please check off)

- A. Plot plan drawn in accordance with a boundary line survey to scale not less than 1" = 40', (12 copies). They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. ✓
- B. List of abutters including addresses and map and lot number of parcels who adjoin or are directly across the street or stream from property. * See Attachment "A"
- C. Application fee of:
- | | |
|---|------------------|
| \$100.00 VARIANCE | \$ <u>100.00</u> |
| \$100.00 SPECIAL EXCEPTION | \$ <u> </u> |
| \$25.00 APPEAL FROM ADMINISTRATIVE DECISION | \$ <u> </u> |
| \$100.00 EQUITABLE WAIVER | \$ <u> </u> |
- D. Certified letters fee:
- | | |
|---------------------------------------|------------------|
| # of abutters <u>28</u> X \$5.54 = | \$ <u>155.12</u> |
| Applicant & Owner <u>2</u> X \$5.54 = | \$ <u>11.08</u> |
| Foster's ad | \$ <u>60.00</u> |

TOTAL \$ 326.20

KEANE & MACDONALD

A PROFESSIONAL CORPORATION • ATTORNEYS AT LAW

February 3, 2010

BY HAND DELIVERY

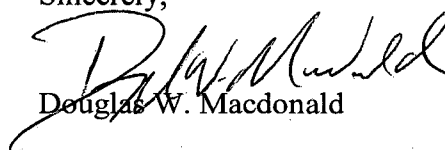
Masi Denison, Chair
Zoning Board of Adjustment
City of Dover
288 Central Avenue
Dover, NH 03820

Re: THE NATIONAL CENTER FOR THE IMPROVEMENT OF
EDUCATIONAL ASSESSMENT, INC.: Application for a Use Variance

Dear Chair Denison:

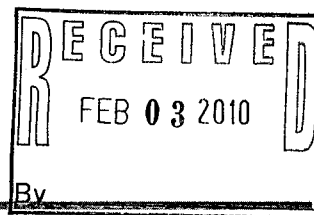
On behalf of The National Center for the Improvement of Educational Assessment, Inc. enclosed please find the original and twelve (12) copies of an Application for a Use Variance relative to a property located at 604 Central Avenue. Also enclosed please find a check in the amount of \$326.20 to cover the associated filing fee. With this letter I respectfully request that this matter be placed the Board's agenda for its February meeting. Thank you.

Sincerely,



Douglas W. Macdonald

cc: Center for Assessment



THE NATIONAL CENTER FOR THE IMPROVEMENT OF
EDUCATIONAL ASSESSMENT, INC.

ATTACHMENT A
TO THE
CITY OF DOVER
ZONING BOARD OF ADJUSTMENT APPLICATION

USE VARIANCE REQUIREMENTS:

1. Special conditions exist that would result in unnecessary hardship if the ordinance was literally enforced.

i. First the ordinance as applied would interfere with the reasonable use of the property considering the unique setting of the property in its environment. The current church has been located on this property since approximately 1913, and perhaps before that date. The building is unique given its historical value to the City of Dover. The current use is not likely to continue due to the current and future financial condition of the church, and permitted uses are not likely to result in the retention of this historic asset. For example, if a residential use were proposed, it would likely result in razing the church to make way for numerous dwellings on the lot. Such a use would intensify the need for City services, and most importantly would result in the loss of the church structure. Other permitted uses are not likely to materialize due to the unique aspects of the structure, such as a rooming house, funeral parlor, adult day care, child care facility or K-12 educational facility.

Note also that while home occupation office use is permitted in the RMU, and while the property abuts a zone allowing office uses (Zone O), the proposed office use on this parcel is not permitted without relief from the Zoning Ordinance.

The proposed use as an office will allow the historic structure to remain and be maintained. The use of the structure will be typical office use, and thus its most intense use will be during the week and during the daytime hours, which will not adversely affect the neighborhood. The size of the proposed office is not intense, and thus will also be compatible with the residential character of the neighborhood, especially considering its close proximity to other office and commercial uses.

In short, by allowing an office use the City will be allowing a reasonable use in the context of surrounding uses, and will result in the preservation of a historic landmark in the City.

ii. Second, there is no fair and substantial relationship between the general purposes of the zoning ordinance and the specific restriction on the property. The

restriction placed on the parcel by the ordinance inhibits its reasonable use. The lot, prior to subdivision is partially located in the RMU district, and partially in the zone O district. Accordingly, a short distance away from the current building, an office use is allowed. Additionally, office and other commercial uses are permitted in close proximity to the RMU district in this section of the City. Finally, the restriction if enforced may result in a vacant building, or at least some further erosion of the building, should the current owner no longer be able to maintain it in the future, and could result in the loss of a historic building, a result that is undesirable. The purpose of zoning is to ensure similar uses in similar areas of the City, and given the close proximity of office uses in this section of the City, to restrict the use on this parcel and prohibit the office use would not be in the best interest of the City.

iii. Third, the variance would not injure the public or private rights of others. The use of this building as office space would do no harm to the public or private rights of anyone, and, in fact, the public will benefit from the preservation of this historic building.

2. The granting of the variance will result in substantial justice. The conversion of the church will restore the building, and thus enhance the neighborhood, (e.g. parking), and improve the lot (e.g. landscaping). It is believed that other proposals for the parcel have failed and thus to facilitate a use that preserves the historic asset and is a viable and sensible use would result in substantial justice.

3. The granting of the variance will be consistent with the spirit and intent of the ordinance. As stated above, the use of this lot as office space is similar to the use of many lots in close proximity to this location. The spirit and intent of the zoning ordinance is to regulate uses so that similar uses are organized in districts of the City, and given the close proximity of office uses in this section of the City, and therefore by allowing an office use in a section where office and commercial use is pervasive, and to a lot that has never functioned as a use permitted in the RMU district, comports with the spirit and intent of the ordinance.

4. The granting of the variance will not result in the diminution of value to the surrounding properties. The restoration of the building and new landscaping as proposed will enhance its historical beauty and will only serve to improve surrounding property values. It will also ensure the continued maintenance of the structure and grounds. Since the building has existed in its current condition the neighborhood is accustomed to the structure, and thus improvements to the structure and lot will function to increase the value of surrounding properties.

5. The granting of the variance will not be contrary to the public interest. The conversion will also serve to restore the church and beautify the property, and the preservation of a historic asset is in the public interest.

*The Applicant will be represented before the Zoning Board of Adjustment by Douglas Macdonald, Esq, of Keane & Macdonald, PC.

THE NATIONAL CENTER FOR THE IMPROVEMENT OF
EDUCATIONAL ASSESSMENT, INC.

ATTACHMENT B
TO THE
CITY OF DOVER
ZONING BOARD OF ADJUSTMENT APPLICATION

LIST OF ABUTTERS
Page 1 of 2

Tax Map	Lot No	Owner(s) of Record	Mailing Address	City	State	Zipcode
27	1	Paul Karoutas Living Revocable Trust; Apostolos Karoutas, Trustee	3 Kennedy Circle	Dover	NH	03820
27	146	Jane L. Merrow, Laura Colby; Diane E. Hennessey	171 Hay Street	Newbury	MA	01751
27	147	Holgate Limited Partnership	163 Central Avenue, Ste 1	Dover	NH	03820
27	148	Holgate Limited Partnership	163 Central Avenue, Ste 1	Dover	NH	03820
27	149	Holgate Limited Partnership	163 Central Avenue, Ste 1	Dover	NH	03820
27	150	Patti Kemen Enterprises LLC & John Kemen Sr. Properties LLC	500 Sixth Street	Dover	NH	03820
30	95	James N. Smith	18 Mount Vernon Street	Dover	NH	03820
30	96	Richard P. Bohan; Katherine K. Bohan	125 Perkins Street	Madbury	NH	03823
30	97	Christopher T. Lai	1600 Beacon Street, Apt 1112	Brookline	MA	02446-2253
30	98	Nathan A. Davies; Kimberly A. Davies	PO Box 136	West Nottingham	NH	03291
30	99	Christopher A. Valley; Jacqueline M. Valley	28 Mount Vernon Street	Dover	NH	03820
30	100	Gregory D. Pearlman; Natalia A. Dworjany	30 Mount Vernon Street	Dover	NH	03820
30	101	Dennis B. McAtavey 2009 Revocable Trust; Dennis B. McAtavey, Trustee	34 Mount Vernon Street	Dover	NH	03820
30	102	Mary Beth B. McPherson; Todd R. McPherson	36 Mount Vernon Street	Dover	NH	03820
30	103	Jason B. Murray; Jamie L. Murray	38 Mount Vernon Street	Dover	NH	03820

THE NATIONAL CENTER FOR THE IMPROVEMENT OF
EDUCATIONAL ASSESSMENT, INC.

ATTACHMENT B
TO THE
CITY OF DOVER
ZONING BOARD OF ADJUSTMENT APPLICATION

LIST OF ABUTTERS

Page 2 of 2

30	104	Mark S. Feltz	PO Box 826	Portsmouth	NH	03801
30	104 A	Evelyn Savage; Jeffrey W. Savage	42 Mount Vernon Street	Dover	NH	03820
30	105	Robert DiMambro Jr.	91 Oak Hill Road	Barrington	NH	03825
30	119 B	Ernest Carrier Revocable Trust of 1998; Ernest Carrier, Trustee	50 FW Hartford Drive	Portsmouth	NH	03801
30	121	Anthony DiLorenzo	41 Tidewater Farm Road	Greenland	NH	03840
30	122	Constance D. Demetracopoulos; c/o George Demetracopoulos	27 Mount Vernon Street	Dover	NH	03820
30	123	Anthony G. Demetrecopoulos; c/o George Demetracopoulos	27 Mount Vernon Street	Dover	NH	03820
30	124	Panagiotis Karambatsos	3 East Concord Street	Dover	NH	03820
30	125 A	Studio 590 LLC	590 Central Avenue	Dover	NH	03820
30	125 B	Sharon G. Mourgenos; George Mourgenos	86 Mount Vernon Street	Dover	NH	03820
30	126	Robert S. Fuller; Sarah F. Fuller	PO Box 1749	Dover	NH	03821-1749
30	127	U-Haul Real Estate Company	PO Box 29046	Phoenix	AZ	85038
30	128	James L. Jackson	2 Hough Street	Dover	NH	03820

SPECIAL EXCEPTION REQUIREMENTS

1. Explain how the requested use would be essential or desirable to the public convenience or welfare.

2. Detail how the requested use would not create undue traffic congestion or unduly impair pedestrian safety.

3. Describe how the requested use would not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare.

APPEAL FROM AN ADMINISTRATIVE DECISION

1. Explain why you feel that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.

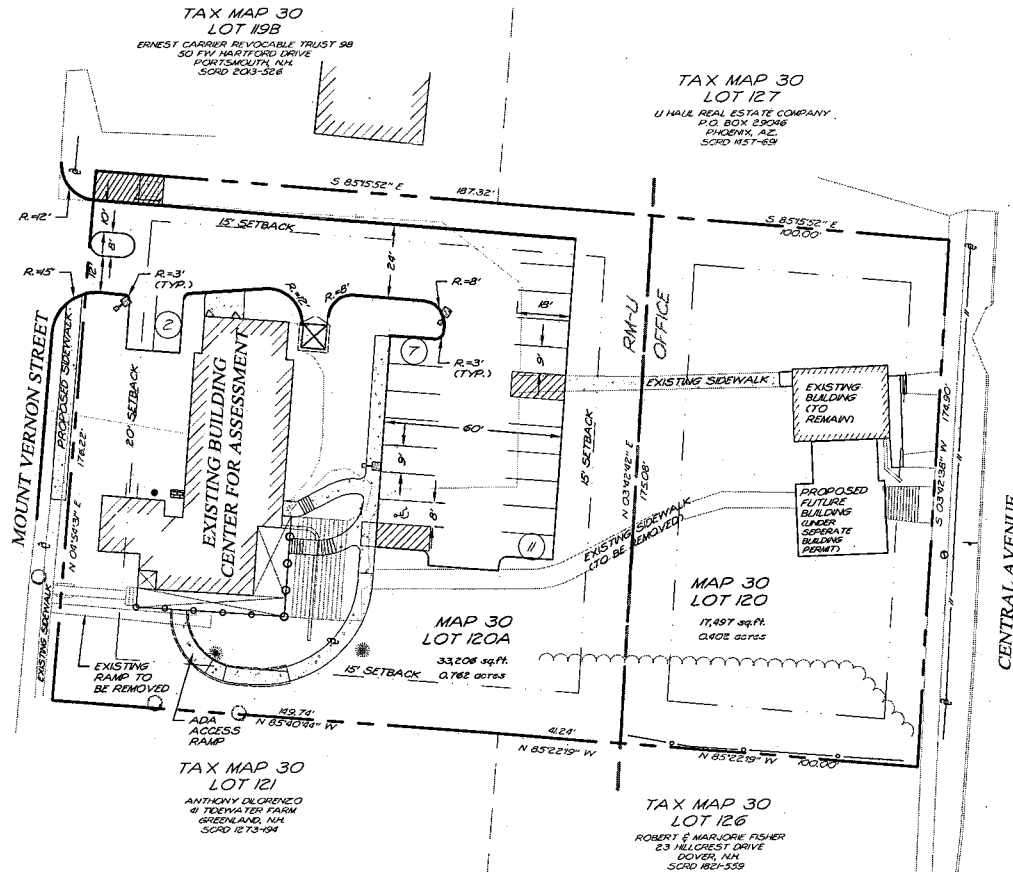
- IV. As applicant of standing of this request, I certify that the information herein is complete and accurate.

IMPORTANT
PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 10 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED

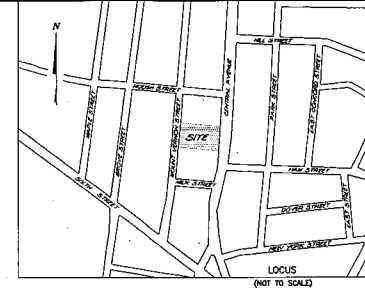
Terran Long
Signature of Applicant*

Phil B. Jend Board Chair
Signature of Owner* First Church of Christ, Sub

*Both Signatures Required



N
TRITECH
ENGINEERING CORPORATION



NOTES

- TO SHOW THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THE CHANGE OF USE OF TO BE CREATED DOOR TAX MAP 30 LOT 120A FROM THE FIRST CHURCH OF CHRIST SCIENTISTS TO 6,300 SQ.FT. OF GENERAL OFFICE SPACE FOR THE CENTER FOR ASSESSMENT.
- CURRENT OWNER: FIRST CHURCH OF CHRIST SCIENTISTS
604 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
- TOTAL AREA: 33,208 SQ.FT. - 0.762 ACRES
- TAX MAP 30 LOT 120A
- PROJECT DEED REFERENCE: BOOK 568 PAGE 334
- PROJECT PLAN REFERENCE: SITE PLAN
BURTON, H. & EILEEN KIMBALL
CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
G.L. DAVIS & ASSOCIATES
SEPT. 1977 SORD 18-05
SUBDIVISION OF LAND
DOVER, N.H.
FOR DANIEL J. PHILBRICK
JOHN W. BURTON ASSOCIATES, INC.
JANUARY 1984 SORD 24-136
PLAN OF LAND FOR
FIRST CHURCH OF CHRIST SCIENTIST
IN DOVER, N.H.
BRUCE L. RONDOPK
APRIL 13, 1993 SORD 41-02
- ZONING: RM-U
MIN. LOT SIZE: 10,000 SQ.FT.
MIN. FRONTAGE: 80 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 15 FT
REAR: 15 FT
MAX. LOT COVERAGE: 40%
MAX. BLD. HEIGHT: 40 FT
- IN THE MONTH OF JANUARY, 2010, MICHAEL A. MARINO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #1163 (HIGHLAND SOIL SERVICES) OBSERVED THAT NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 100,000 AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION DURING THE MONTH OF JUNE, 2006.
- PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM. CITY OF DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
- SUBJECT PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
- PARKING CALCULATIONS:
PROPOSED USE: OFFICE 1 SPACE PER 315 SQ.FT.
REQUIRED: 6,300 SQ.FT. / 315 SQ.FT./SPACE = 19 SPACES
PROVIDED: 19 SPACES

LEGEND

- 5/8" W/D CAP SET
- UTILITY POLE
- DECIDUOUS TREE
- EVERGREEN TREE
- FENCE

TRITECH
ENGINEERING CORPORATION

THE CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820
PROJECT NO. 100000000
DATE: MAY 2010

REVISIONS
DATE: DESCRIPTION:

GENERAL SITE PLAN

CENTER FOR ASSESSMENT

604 CENTRAL AVENUE

DOVER, NEW HAMPSHIRE

JANUARY 27, 2010 JOB NO. 09156
SCALE: 1" = 20'

SHEET NO.

SP-1